

CITY OF RENO

Planning Commission

October 3, 2012

Staff Report

Agenda #

VI-1

Ward #

3

CASE No.: LDC13-00020 (Anytime Fitness – Northtowne)

APPLICANT: Anytime Fitness

APN NUMBER: 026-182-47

REQUEST: This is a request for a special use permit to allow for the 24 hour operation of a fitness facility in the AC (Arterial Commercial) zone.

LOCATION: The operation is proposed on a \pm .84 acre parcel located at 2881 Northtowne Lane, \pm 525 feet southwest of its intersection with North McCarran Boulevard. The site has a Master Plan land use designation of Special Planning Area – Northeast Neighborhood Plan – Urban Residential/Commercial.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.
4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the

project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.

BACKGROUND:

Fitness Centers are an allowed use in the AC zone. The existing building is currently undergoing tenant improvements for the establishment. The building was previously used as a Blockbuster Video store. While construction is commencing, the applicant is requesting a special use permit to operate 24 hours a day (between the hours of 11:00 p.m. and 6:00 a.m.). The applicant estimates 101 customers per day at peak membership with after hours access provided by a membership key. The site fronts on Northtowne Lane and is accessible from internal circulation within the Northtowne Shopping Center. It is surrounded by commercial uses on all sides including a Dotty's (LDC10-00050) and Winco Foods, both which operate 24 hours a day.

ANALYSIS:

Land Use Compatibility: The site is within an existing high volume commercial center with Winco serving as the primary anchor. There is a Wendy's restaurant located to the north; a Rent-a-Center located to the south; additional commercial uses including a 24-hour Dotty's located to the east and interior parking located to the west. The requested 24 hour use appears compatible with the surrounding commercial uses and there are no residential buildings in the immediate area.

Special Use Permit and General Findings: There are eight findings that must be made to approve a special use permit and are listed on page five of this report. SUP finding "a" requires a determination that the proposed use is compatible with existing surrounding land uses and development. For the reasons stated above in the "Land Use Compatibility" section of this report, the applicant's requested 24 hour use and its location in close proximity to existing 24-hour operations support the finding. The building is surrounded by other commercial uses with no residential uses adjacent to the site.

All services necessary for the establishment to operate are present. Water is supplied by TMWA, sewer is provided by the City of Reno, power is supplied by NV Energy, police service is provided by the City of Reno and fire service is provided by Reno Fire Station Number Two (finding "c"). Traffic generation is not expected to increase measurably because the building already exists and was previously occupied by a general retail use (finding "d"). The change of use will not substantially increase parking demand from the previous general retail classification and is compliant with code requirements (37 spaces required and 46 spaces provided on the parcel).

The special use permit procedure allows for a more detailed examination of the request, ensuring that the location and intensity of the use is suitable for the area. In this case,

there are no adjacent residential uses or other sensitive uses in the immediate area, resulting in minimal mitigation for any impacts associated with the 24 hour use (finding “e”).

Finding “f” prohibits adverse environmental impacts such as smoke, glare, dust, noise, etc. These impacts are not applicable given that the building already exists, and therefore no construction is necessary other than the interior tenant improvements. The proposed sign (**Exhibit A**) is code compliant and compatible with the existing center. Windows for the establishment already exist and are not proposed to be changed (findings “g” and “e”).

Public Safety and improvements: The Reno Police and Fire Departments did not identify any concerns with the 24 hour request. A “calls for service” report from the Reno Police Department is provided as **Exhibit B**.

Circulation: The project will utilize existing on site circulation that is substantially the same as the previous approved use. Accordingly, the Engineering Division had no comments regarding on-site circulation. Because this is a change of use from general retail to a fitness center, code requires that two lighted bicycle parking areas be provided at building permit.

Master Plan: As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives: CD-6: The hours of operation and general activity level should be sensitive to surrounding land uses (finding “c”).

Other Reviewing Bodies: No comments were received from outside reviewing agencies.

Neighborhood Advisory Board: This project was forwarded to the East Reno Neighborhood Advisory Board and no comments were received.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Wendy's Restaurant	Special Planning Area – Northeast Neighborhood Plan – Urban Residential/Commercial	AC
SOUTH	Rent-A-Center and other commercial uses	Special Planning Area – Northeast Neighborhood Plan – Urban Residential/Commercial	AC
EAST	Fat Burger Restaurant, Dotty's Casino and other commercial uses to the northeast; vacant lot to the east	Special Planning Area – Northeast Neighborhood Plan – Urban Residential/Commercial	AC
WEST	Shopping center parking and circulation	Special Planning Area – Northeast Neighborhood Plan – Urban Residential/Commercial	AC

LEGAL REQUIREMENTS:

RMC 18.06.405(e)(1) Special Use Permit

FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

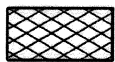
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Nathan Gilbert, AICP, Associate Planner



LDC13-00020

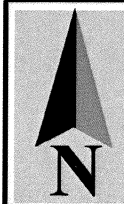
Anytime Fitness - Northtowne Lane



Subject Site



City Limits



0 35 70 140 210 280 Feet

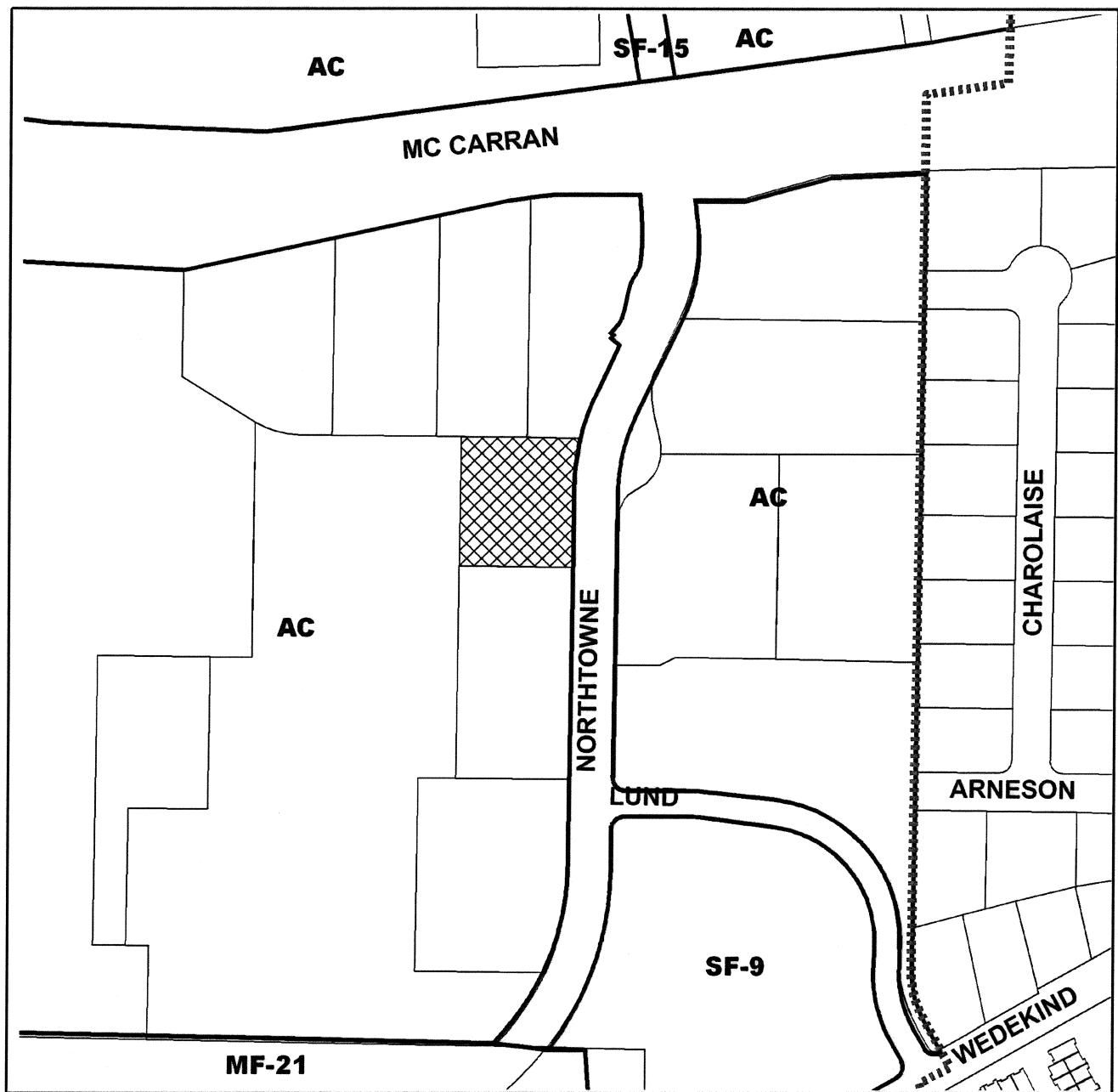
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted.

For additional information, please contact the City of Reno Community Development Department
Map Produced: August, 2012

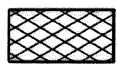


Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC13-00020 Anytime Fitness - Northtowne Lane



Subject Site



City Limits



0 35 70 140 210 280 Feet

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Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

S7 LAND
 810 HITCHCOCK
 5985 9885 VILLAGE ROAD
 RENO, NEVADA 89510
 775.228.1984 CBAL
 775.475.0796 PRX
 818.817.2810 @ 801.0101
 WWW.818.817.2810.COM

8-9-12
 1001:
 1
 1
 1
 1

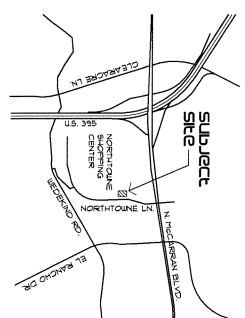
tenant improvement
 For: anytime fitness
 northtowne shopping center
 2881 northtowne lane, reno, nevada

ALL DESIGNS & DRAWINGS ARE
 PREPARED BY THE ARCHITECT
 UNLESS OTHERWISE NOTED
 DESIGNS OF UTILITIES ARE OF
 OWNERS OR ENGINEER'S
 RECORDS

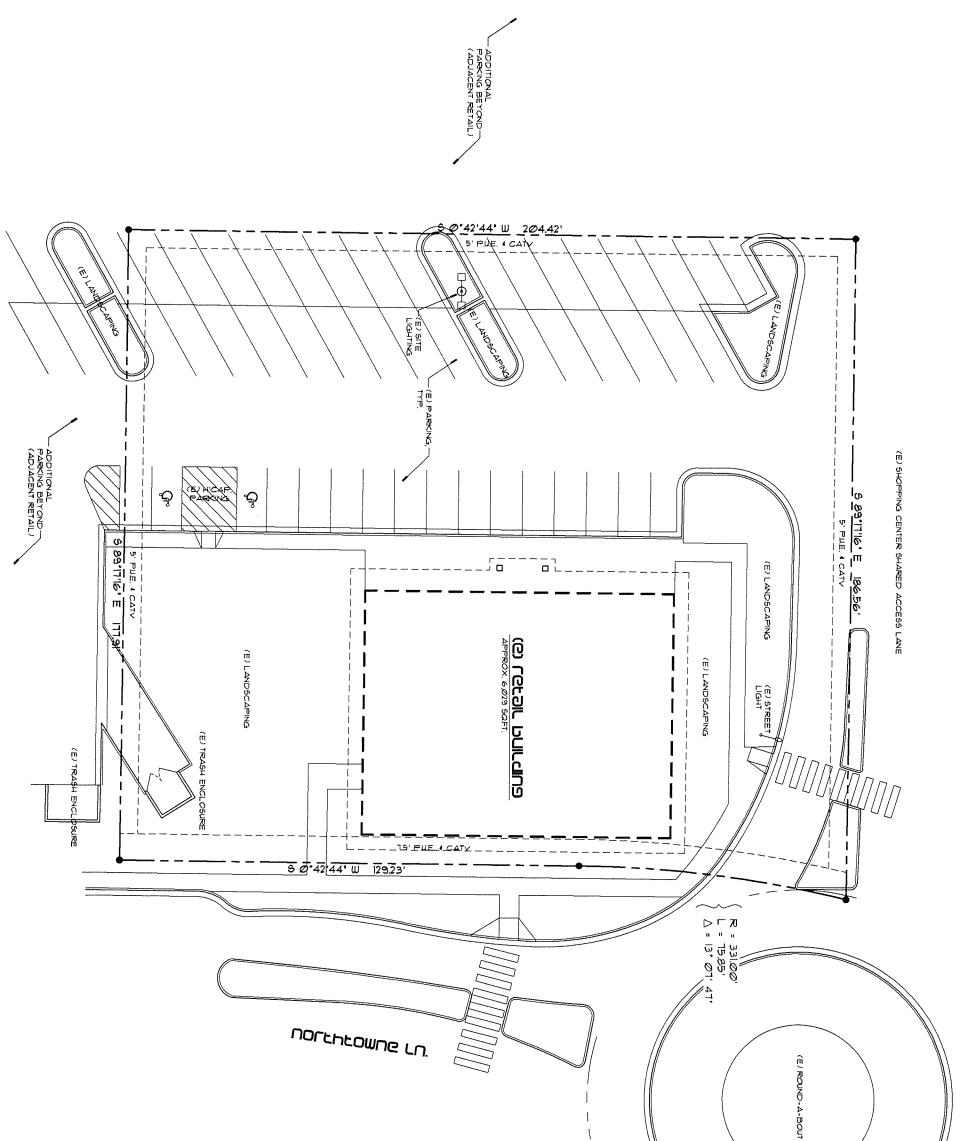
1001:
 1
 1
 1
 1

1236

71.1



LOCATION MAP
 NO SCALE



(E) SITE PLAN
 SCALE 1/8" = 1'-0"
 APN 026-181-41
 PARCEL 2, PLY 7159

LANDSCAPING CALCULATIONS:	
TOTAL LOT AREA	36,584 SQ. FT.
AC ZONING REQUIREMENT	18% LANDSCAPING
36,584 X .18 =	6,585 SQ. FT. REQUIRED
12%	

PARKING CALCULATIONS:	
FINISHED CENTER	1 SPACE PER 400 SQ. FT.
6,000 SQ. FT. / 400 =	15 SPACES REQUIRED
15 SPACES REQUIRED	15 SPACES PROVIDED
15 SPACES PROVIDED	15 SPACES PROVIDED

CODE COMMENTARY

Construction: Verify
Sprinkler: Unknown
Occupancy: B
Exits Required: 2

THE CODE INFORMATION
PROVIDED IS ASSUMED
FOR REFERENCE - VERIFY
ALL CODE REQUIREMENTS
WITH LOCAL BUILDING
CODE PRIOR TO ANY
WORK.

DISCLAIMER:
EXISTING BACKGROUND,
INCLUDING DIMENSIONS,
ARE PROVIDED BY THE
FRANCHISEE - VERIFY ALL
DIMENSIONS IN FIELD AND
NOTIFY ARCHITECT OF
ANY DISCREPANCIES
PRIOR TO START OF ANY
CONSTRUCTION

BRAND MATTERS! This
document was created to ensure
each club within the Anytime
Fitness family embodies the spirit
of the brand. The information
provided conveys the aesthetics
as well as the functionality of the
club including, but not limited to:
materials, finishes, design
elements and layout.

This document is not to be used
for construction. A qualified
design professional(s) should be
engaged to prepare detailed
construction documents and
ensure compliance with all
applicable codes and regulations.

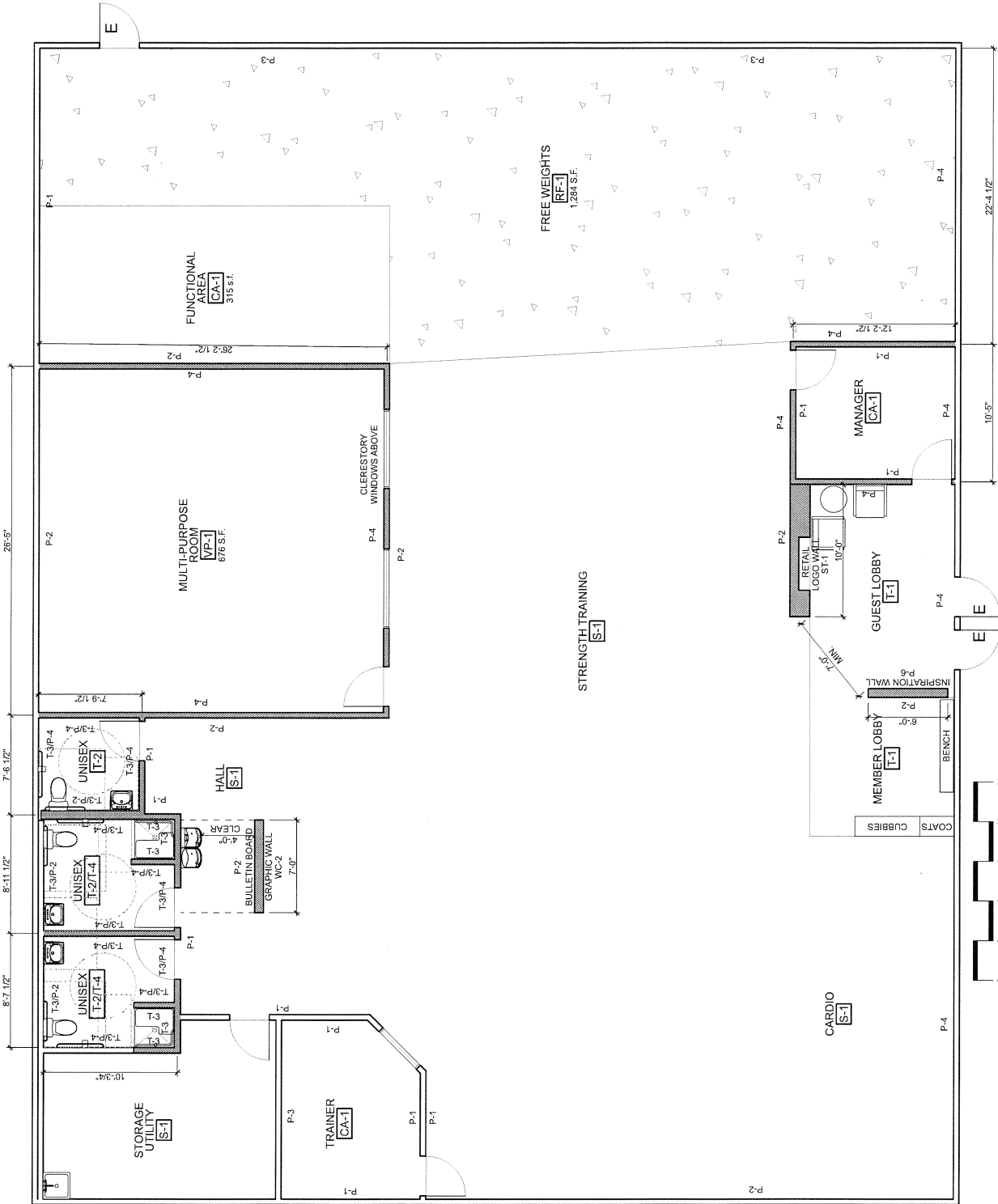
ABBREVIATIONS:

CA = Carpet Floor
T = Porcelain Tile
VCT = Vinyl Composite Tile
RF = Rubber Floor
VP = Vinyl Plank Floor
WF = Wood Floor
S = Sealed Concrete Floor
P = Paint
WC = Wallcovering
ST = Manufactured Stone

DRAWING KEY:

= Existing Wall
= New Wall
= Demo Wall
= Existing Door
= New Door
= Demo Door
= Floor Transition

NOT FOR CONSTRUCTION
**COMPLIANCE
DRAWING**
PROPOSED FLOOR PLAN



FINISH/ FLOOR PLAN

NOT TO SCALE

PROPOSED LAYOUT

FLOOR FINISH KEY:

CA-1 RF-1 OTHER FLOORING AS NOTED

PROJECT LOCATION:
RENO , NV - 6,133 +/- s.f.
DESIGN SCHEME: CLASSIC
DATE: 07/03/12
DRAWN BY: KMB PROJECT NO.: ATF6786-12

S21 signature: _____ Date: _____
C21 signature: _____ Date: _____
Franchisee signature: _____ Date: _____

REV	DESCRIPTION	DATE
1	corporate comments	07/11/12
2	corporate comments	07/12/12

WILLIAMS
Michael J. Williams, AIA
1447 Valley View Road
Eden Prairie, MN 55344
P: 952-944-1660
F: 952-944-1660
info@williamsch.com
www.williamsch.com





2881 Northtowne Lane – View from Southwest looking Northeast

New signage will be added to center raised gable element

SAMPLE for SUP



Curtis Graphics
4615 Glass Court, Suite A
Modesto, CA 95356
Attn: Daniel Curtis

Cont. Lic. #691463

(209) 576-0877 Ph.,
(209) 557-2928 Fax

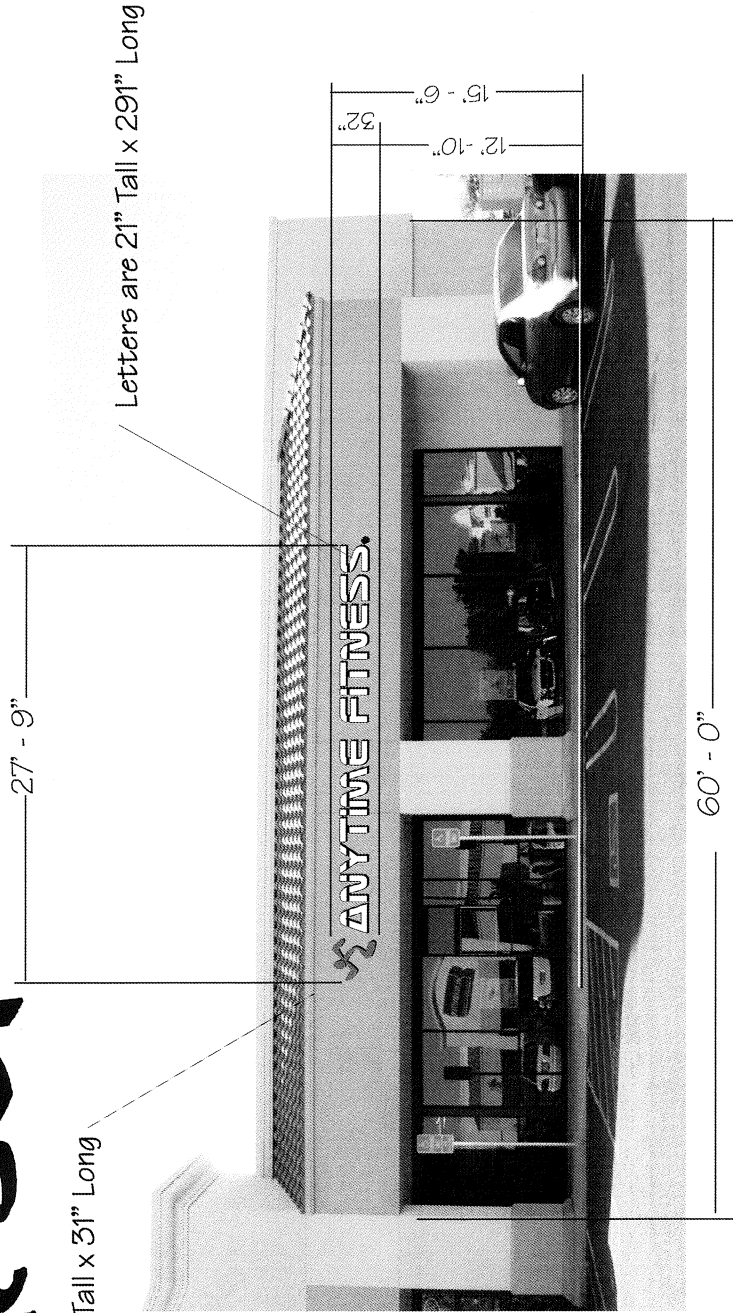
email: curtgrafx@sbcglobal.net

Design / Proposal for:

Anytime Fitness
1075 Sperry Avenue, Suite D
Patterson, CA 95363
Attn: John Fink
(775) 544-5339 Ph.
(775) 825-1664 Fax

Proposal

December 9, 2008



60' - 0" x 75% = 45' Allowed
Actual Overall Length 27' - 9"

PROOF

Please review carefully. Your signature indicates your approval and releases CURTIS GRAPHICS of ALL responsibility. Any changes in composition or layout / design may require additional charges.

- ☐ Acceptable
☐ New proof requested
☐ Acceptable with changes

Signature _____ Date _____
Owner of Building / Property _____ Date _____

Note: This estimate includes all operations and materials to complete the work as specified based on standard trade customs. This proposal/estimate may be withdrawn by us if not accepted within 30 days. If charges are needed we will notify you.

(15) Pan Channel Neon Letters	
Sign:	_____
Sales Tax:	_____
Install:	_____
Permits & Drawings:	_____
Total Price:	_____

Terms: 50% Deposit and Signed Agreement,
Balance Due Upon Completion.

EXHIBIT A



Design by: Curtis Graphics
4615 Glass Court, Suite A
Modesto, CA 95356

(209) 576-0877 Ph.
(209) 557-2928 Fax

Cont. Lic.#691463

* 5" Black Aluminum Letter Returns.

* 3/4" Black Trim Cap.

* 6500 White Neon Illum.


LETTERS:

* White Acrylic Faces with Black Vinyl Overlays.


LOGO:

* White Acrylic Face with Gerber Plum Purple Vinyl Overlays.
(Color will be verified prior to Manufacturing)

27' - 9"

32"  ANYTIME FITNESS 21"

21' - 3"

24"  ANYTIME FITNESS 17' - 3/4"

Design / Proposal for:

Anytime Fitness
1075 Sperry Avenue, Suite D
Patterson, CA 95363
Attn: John Fink
(775) 544-5339 Ph.
(775) 825-1664 Fax

PROOF

Please review carefully. Your signature indicates your approval and releases CURTIS GRAPHICS of ALL responsibility. Any changes in composition or layout / design may require additional charges.

- ☐ Acceptable
☐ New proof requested
☐ Acceptable with changes

Signature

Date

Owner of Building / Property

Date

**RENO POLICE DEPARTMENT
Inter-Office Memorandum**

Date: August 26, 2012

To: Community Development

From: Lieutenant Shannon Wiecking

Re: LDC13-00020

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Territoriality – (Concept of clearly defining ownership over space):

Surveillance – (Concept which focuses on increased visibility):

Management/Maintenance – (Concept which focuses on how Mgmt. runs and maintains a property):

Activity Support – (Concept which focuses on appropriate use of areas and building):

Access Control – (Concept that focuses on entry & exit points):

Other Factors – (Land Use, Movement Predictors, Edge Effects, Activity Generators, Displacement, Etc.):

(Comments): NO ISSUES



	Total	09	10	11
Total	2,549	1,090	964	495
1DOWNP	10	6	3	1
911B	24	7	8	9
911C	2	1	1	0
911P	188	104	80	4
911R	3	0	1	2
AB	15	5	4	6
ABVEH	2	0	1	1
ACCNi	43	16	21	6
ACCP	65	33	23	9
ADW	8	4	3	1
ALARMP	50	23	12	15
AREACK	24	4	10	10
ASSIGN	54	17	30	7
ATL	3	0	1	2
BDWP	2	0	0	2
BURGC	4	2	2	0
BURGR	3	1	1	1
BURGV	27	17	7	3
BUSCK	29	4	22	3
C5	3	2	0	1
C7	5	2	1	2
C90	1	1	0	0
CHILD	8	5	0	3
CIVIL	51	19	18	14
CIVPRB	4	1	2	1
CUSTDY	495	289	139	67
DISTR	35	18	13	4
DOAP	2	1	1	0
DOP	15	4	8	3
DRAG	1	0	1	0
DRUNK	10	3	4	3
DUI	13	4	6	3
EMBEZZ	2	1	1	0

	Total	09	10	11
EMSP	149	41	70	38
FAMDST	68	15	30	23
FIGHT	28	11	9	8
FIRE	2	2	0	0
FLWUP	75	34	23	18
FRAUD	80	43	31	6
GTA	15	5	8	2
GTAR	2	0	1	1
GUN	3	3	0	0
HAIL	12	5	5	2
JUVPRB	8	4	2	2
LARC	49	22	17	10
MENTAL	3	1	1	1
MISSP	6	0	1	5
NARC	12	3	6	3
NSF	4	4	0	0
OTHER	4	4	0	0
OUTAG	13	3	2	8
PINFO	16	8	4	4
PKGPRB	16	8	4	4
POCKET	1	1	0	0
PP	3	0	0	3
PROP	23	14	6	3
PROW	1	0	1	0
PS	8	2	3	3
RA	2	0	1	1
RECKDR	8	2	3	3
ROB	11	5	2	4
RUN	1	0	0	1
SC	9	1	3	5
SEX	4	1	3	0
SHOTS	7	3	4	0
SR	2	1	1	0
SS	40	13	18	9

	Total	09	10	11
STALLV	6	2	1	3
SUICP	13	3	7	3
SUSPC	19	7	7	5
SUSPP	48	20	19	9
SUSPV	16	8	6	2
T	329	92	160	77
TEST	1	0	0	1
TRAN	1	0	0	1
TRBUNK	24	9	9	6
TRFPRB	6	3	3	0
UNWANT	50	18	18	14
VEHCK	10	7	2	1
WARANT	14	8	1	5
WC1021	3	3	0	0
WCAAL	13	9	4	0
WCABR	1	0	1	0
WCAGEN	2	1	1	0
WCDA	1	1	0	0
WCDOGC	3	2	1	0
WCFLW	1	1	0	0
WCNOS	1	0	1	0
WCOTHR	2	1	1	0
WCWELF	36	25	11	0
WCWILD	7	2	5	0
WELFCK	56	15	23	18

Police Calls for Selected Area, Jan 2009-Dec, 2011. Includes both dispatched and officer initiated